



BENSALEM TOWNSHIP

Building and Planning Department
2400 Byberry Road • Bensalem PA 19020
215-633-3644 • FAX 215-633-3653

Exhibit Z-4

Zoning Hearing Board

Appeal Number: _____

Township of Bensalem, Bucks County, Pennsylvania Notice of Appeal

Appeal is hereby made by the undersigned from the action of the Zoning Officer.

Check applicable item(s):

- ☐ Certification of Non-Conforming Use
- ☐ Application for Validity Challenge
- ☐ Administrative Officer in refusing my application for a building permit dated: _____
- ☐ Special Exception
- ☒ Variance from the terms of the Zoning Ordinance of the Township of Bensalem

Appellant Name: Steven R. Brennan

Address: 6244 Clearview Ave
Bensalem PA, 19020

Phone No. _____

Owner's Name: Steven R. Brennan

Address: 6244 Clearview Ave
Bensalem PA, 19020

Phone No. _____

Attorney Name: _____

Address: _____

Phone No. _____

Interest of appellant, if not owners (agent, lessee, etc.): _____

1. Application relates to the following:**Check Items if applicable:**

- | | |
|--|--|
| <input type="checkbox"/> Use | <input type="checkbox"/> Lot Area |
| <input type="checkbox"/> Height | <input checked="" type="checkbox"/> Yards |
| <input type="checkbox"/> Existing Building | <input type="checkbox"/> Proposed Building |
| <input type="checkbox"/> Occupancy | |
| <input type="checkbox"/> Other: (describe) _____ | |

2. Brief description of Real Estate affected:

Tax Parcel Number: 959-1

Location: 6244 CLEARVIEW AVENUE

Lot Size: 7,126 SF (71.24' x 100.00')

Present Use: SINGLE FAMILY RESIDENCE

Proposed Use: SINGLE FAMILY RESIDENCE

Present Zoning Classification: R-1

Present Improvement upon Land: HOUSE, (2) SHEDS

Deed recorded at Doylestown in Deed Book _____ Page _____

3. If this is an appeal to challenge, provide statement and/or basis for challenge to the validity of the zoning ordinance.**4. If this is an Appeal from action of the Zoning Administrative Officer then complete the following:**

Date Determination was made: _____

Your statement of alleged error of Zoning Administrative Office: _____

5. Specific reference to section of the Zoning Ordinance upon which application for special exception or variance is based (if special or variance is desired):

ARTICLE V, DIVISION 4, SECTION 232-153 (e)(3)

6. Action desired by appellant or applicant (statement of relief sought or special exception or variance desired):

REDUCTION OF REAR YARD SETBACK FROM 30' TO 24'-5"

7. Reasons appellant believes board should approve desired action (refer to section or sections of ordinance under which it is felt that desired action may be allowed, and not whether hardship is (or is not) claimed, and the specific hardship.

EXISTING LOT DOES NOT MEET MINIMUM LOT AREA AND LOT FRONTAGE REQUIREMENTS (SECTION 232-153 (a) AND (b))

MINIMUM LOT AREA = 12,000 SF, MINIMUM LOT FRONTAGE = 80'

8. Has previous appeal or application for special exception or variance been filed in connection with these premises?

☐ YES ☒ NO

Specifications of errors must state separately the appellant's objections to the action of the zoning administrative office with respect to each question of law and fact which is sought to be reviewed.

I, hereby depose and say that all of the above statements and the statements contained in any papers or plans submitted herewith, are true to the best of my knowledge and belief.

Applicant or Owner's Signature

Date

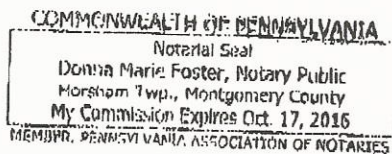
3-26-15

Sworn to and subscribed before me this

26 day of MARCH 2015

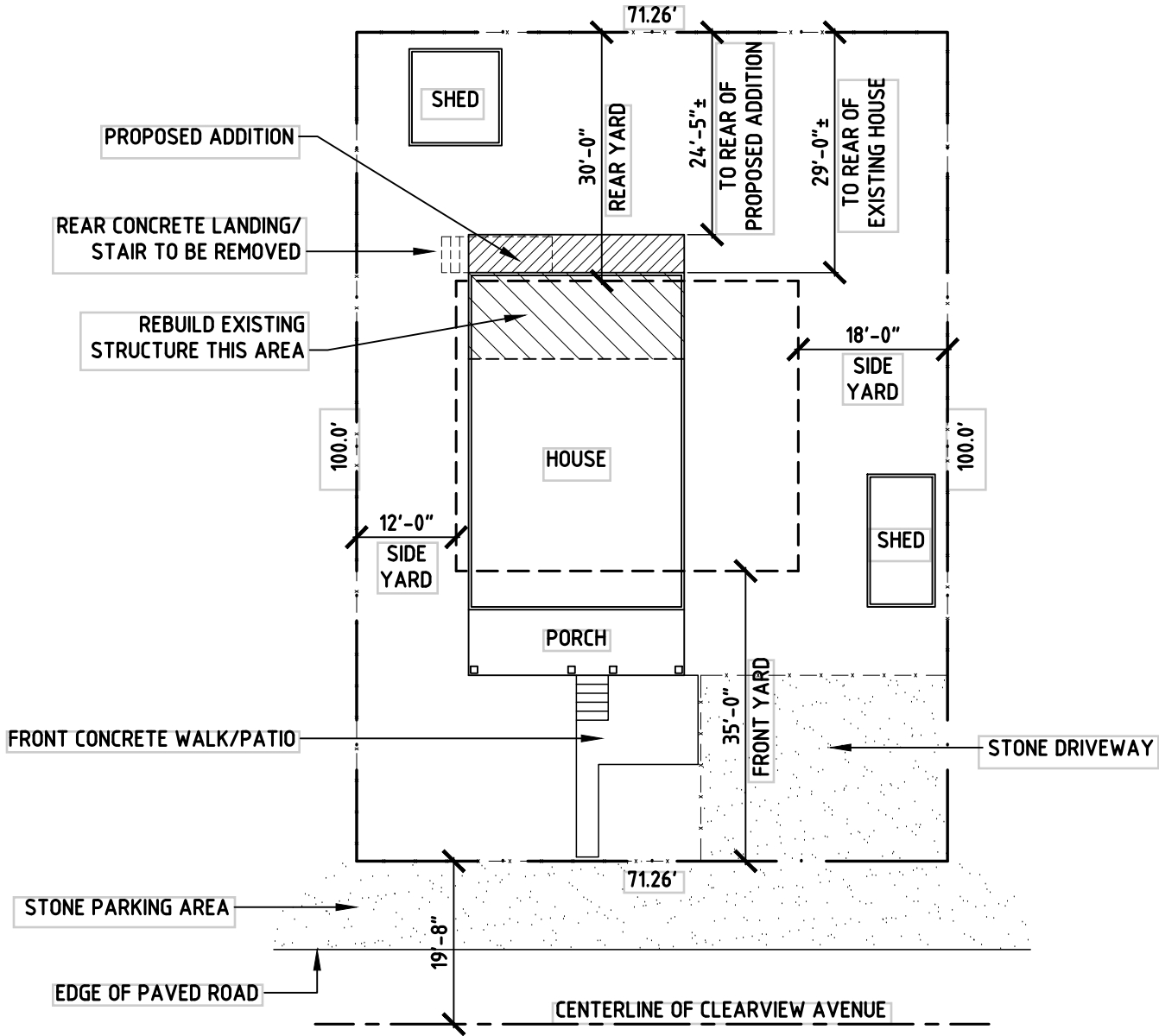
Notary Public

My commission expires: OCT 17 2016



<p>ZONING DISTRICT: R-1 LOT AREA: 7,126 SF</p>
<p>BUILDING SETBACKS: SEE SITE PLAN BUILDING COVERAGE: 30% MAX (2,137.8 SF) IMPERVIOUS COVERAGE: 40% MAX (2,850.4 SF)</p>
<p>EXISTING HOUSE/FRONT PORCH: 1,263.2± SF EXISTING SHED (REAR YARD): 130.3± SF EXISTING SHED (SIDE YARD): 130.7± SF EXISTING REAR LANDING/STAIR: 57.8± SF EXISTING FRONT WALK/PATIO: 187.4± SF EXISTING STONE DRIVEWAY: 667.1± SF</p>
<p>TOTAL EXISTING BUILDING COVERAGE: 1,524.2± SF (21.4%) TOTAL EXISTING IMPERVIOUS COVERAGE: 2,436.5± SF (34.2%)</p>
<p>PROPOSED ADDITION: 120± SF REMOVE EXISTING REAR LANDING/STAIR: -57.8± SF TOTAL PROPOSED BUILDING COVERAGE: 1,644.2± SF (23.1%) TOTAL PROPOSED IMPERVIOUS COVERAGE: 2,498.7± SF (35.1%)</p>

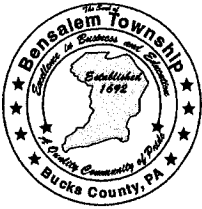
VARIANCE REQUESTED FOR:
- PROPOSED ADDITION WITHIN REAR YARD SETBACK



<p>Matthew V. Piotrowski Architect 330 Evergreen Ave Warminster, PA 18974 215.675.2099</p>	
<p>BRENNAN RESIDENCE 6244 CLEARVIEW AVENUE BENSALEM, PA 19020</p>	<p>25 March 2015 Project No. - 2015044</p>
<p>Z-1</p>	
<p>SHEET 1 OF 1</p>	

925
5.96 AC. C.





BENSALEM TOWNSHIP

Building and Planning Department

Office 215-633-3644 • Fax 215-633-3753

Matthew K. Takita

Director of Building and Planning

2400 Byberry Road • Bensalem, PA 19020

March 31, 2015

Steven Brenner
6244 Clearview Ave
Bensalem, Pa. 19020

Project:	Addition
Project Address:	6244 Clearview Ave Bensalem Pa. 19020
Tax Parcel:	02-055-959-001
Property Owner:	same as addressed
Permit Status:	application denied

Dear Sir/Madam:

A review was conducted on the application for the referenced project pursuant to the *Code of the Township of Bensalem*, Chapter 232 ZONING. Please be advised the application submitted for the above captioned project has been rejected due to the following reason(s):

- **The proposed rear yard setback of 24'.5" is less than the required 30'.
[Section 232-153(e)(3)]**

This letter shall serve as formal notice that your permit application has been rejected for said project until such time as the requested information has been provided.

You have the right to appeal this rejection letter. Applications for appeals to the Zoning Hearing Board can be obtained at the Building and Planning Department located in the Municipal Building at 2400 Byberry Road, Bensalem.

Respectfully,

Harold W. Gans, P.E. P.L.S.
Township Engineer

email address

MKT/lva
Enclosures